HUD newsletter

U. S. Department of Housing and Urban Development
Washington, D. C. 20410 (202) 755-5280

March 24, 1975 Vol. 6 No. 12

Current Trends

There was a 20 percent decline in housing unit completions in the final quarter of 1974 as compared to the preceding 3 months... according to the *F.W. Dodge Division of McGraw-Hill.* Production for the year as a whole was down 34 percent from 1973 to 1.3 million units. The fourth quarter figures showed a particularly sharp decline... 45 percent... from 397,695 in 1973 to 219,855 in 1974.

The ***Dodge*** housing completion figures showed that **Chicago**... although its output dropped 47 percent... was at the top for the year 1974, as it was in 1973... with 31,589 units. No city showed an increase... but **Dallas**, with 25,598 units, had the smallest decline... 7 percent. **Fort Lauderdale-Hollywood, Florida,** was down 52 percent to 25,787; **Detroit,** down 24 percent to 25,123; **Anaheim-Santa Ana-Garden Grove,** 26 percent to 21,769; **Los Angeles-Long Beach,** 50 percent to 21,046; **Miami,** 35 percent to 20,912; **Phoenix,** 34 percent to 19,262; **New York,** 45 percent to 19,258; and **Tampa,** 59 percent to 18,732.

***GNMA* held its second auction and awarded $299.7 million of mortgage-backed securities. The 7¼ percent 30-year securities were awarded at a price of 93.8411 to yield 8.0 percent. The securities were issued under *GNMA's* revised mortgage disposition program under this procedure... *GNMA* sells Government guaranteed securities backed by mortgages acquired under its *Tandem* programs, rather than selling whole mortgages to individual mortgage bankers. The first auction held on January 16, 1975, resulted in a price of 91.3842 to yield 8.41 percent.**

The ***Commerce Department*** has reported that construction spending declined in January. Building outlays ran at a seasonally adjusted annual rate of $128.1 billion during the month... down 2.7 percent from December's revised $131.6 billion and the slowest pace since $128 billion in November 1972. The January rate trailed the 1973 performance of $132.6 billion by 3.4 percent. The December figure previously had been reported as $129.1 billion but was raised to reflect additional data. Spending on residential buildings dropped 4.6 percent from December to an adjusted annual rate of $37.2 billion... the lowest rate since February 1971's $37.1 billion. Private construction outlays... including housing... fell 1.8 percent to an adjusted annual rate of $88.4 billion, while expenditures for public construction declined 4.6 percent to an adjusted annual rate of $39.7 billion.

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Art Grants Available

The National Endowment for the Arts is accepting applications from individuals and nonprofit organizations for a new grant program entitled *City Options*... the second in a series of national theme programs for urban design and planning assistance launched last year by the Architecture+Environmental Arts section of the ***Endowment.*** Last year's theme, *City Edges,* provided 37 grants totaling over $1 million for the study of boundary conditions and their design solutions in the Nation's cities. *City Options* will concentrate instead on those special settings that provide distinctive character and identity.

Those interested should communicate with *National Endowment for the Arts,* Washington, D.C. 20506.

Home Repair Program Initiated

Owners of homes with structural defects may... in some circumstances... be able to have the defects remedied at the expense of the Federal Government under a provision of the *Housing and Community Development Act of 1974.*

HUD has issued regulations setting up procedures by which certain homeowners may learn whether their houses qualify for this assistance.

The following groups of houses are potentially eligible:

- Those with mortgages insured under Section 235 of the *National Housing Act*... a homeowners' interest subsidy program; and

- Those with mortgages insured under Section 203 or Section 221 of the *Act* on or after August 1, 1968, and before January 1, 1973... and which are located in older declining urban areas.

In addition... the home eligible for assistance must have one or more structural defects that existed on the date of the mortgage insurance commitment which (1) so seriously affect their use and livability as to create a serious danger to the life or safety of the inhabitants of the dwellings, and (2) were of such a nature that a proper inspection could reasonably have been expected to disclose them. Also, the houses must have been at least 1 year old at time of insurance.

Homeowners who believe their homes qualify for this assistance should file an application with the ***HUD Field Office*** having jurisdiction over the area in which the property is located.

For mortgages insured under Section 235... the application must be filed not later than 1 year after the insurance of the mortgage, or not later than August 22, 1975, in the case of homes in older declining urban areas with mortgages insured under Section 203, or 221 during the period from August 1, 1968, to December 31, 1972.

Processing of applications for assistance will begin March 24, 1975.

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Housing Management Conference Scheduled

The first all-inclusive national conference on housing management will be held in Washington, D.C., April 10-12 under the joint sponsorship of *HUD*, the *National Center for Housing Management, FNMA*, and the *National Corporation for Housing Partnerships*.

The theme of the Conference will be *Professional Housing Management–A Delicate Balance*... and will focus on the full range of problems faced by managers in the day-to-day operation of housing developments. Approximately 700 owners, managers, and others interested in housing... including subsidized, conventional, public, and private developments for families and the elderly, as well as mortgagees and management committees of cooperatives and condominiums... are expected to attend. More than 50 experts in every area of management... from the private sector, Government, and academic life... will be available to serve as resource persons in working sessions and to provide advice and assistance in problem-solving clinics.

Participants may select any of seven concurrent sessions to attend at any time according to their individual needs and interests.

Top officials of ***HUD, FNMA, NCHM***, and key members of Congressional committees concerned with housing matters are expected to participate in general sessions.

Registration fee for the 3-day conference is $50.00. Two luncheons and a Congressional dinner are extra. **Registration: *NCHM, Inc.*, 1133 15th St., N.W., Washington, D.C. 20005 (202/872-1717).**

HUD Awards Contract to Develop Handbooks

HUD* has entered into a contract with the *Community Associations Institute* to develop and produce two handbooks on the successful operation and management of homeowner associations in condominium and *Planned Unit Development* projects.** The contract for $48,500 will expand the series of handbooks begun earlier with the publication of the 80-page *Managing a Successful Community Association*. . . published jointly with the ***Urban Land Institute.

One of the new handbooks will be on the subject of establishing a community association and will concentrate on the developer's role and his relationship with homeowners and local government. The second report will examine local government's relationship with the association and will focus on coordination, cooperation, and regulation between those involved.

CAI. . . a nonprofit research and educational organization. . . is the first such organization to be awarded major government contracts to study condominium and homeowner associations.

CAI was formed with the joint efforts of the ***Urban Land Institute*** and the ***National Association of Home Builders***. . . and has received support from the ***U.S. League of Savings and Loan Associations.*** Members of the ***Institute*** include individual homeowners, leaders of homeowner associations, savings and loan institutions, and leading real estate development firms.

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Keep America Beautiful Day Scheduled

Saturday, April 26, will be *Keep America Beautiful Day 1975.* The day's programs will incorporate the work of citizen groups, industry, and all levels of government nationwide, with the ***Boy Scouts of America,*** *KAB Day* co-sponsors.

Current *KAB Day* plans by local and State *KAB* affiliates include programs on recycling, river and lake cleanups, tree plantings, and environmental education, in addition to the traditional litter pickups. In all cases, *KAB Day* programs have been designed to point out that continuing environmental programs, not just one-time cleanups, are needed to effect meaningful ecological change.

Last year, over 7 million Americans participated in similar projects on *KAB Day.*

Boy Scouts of America has scheduled April 26 as *Scouting Environment Day,* urging local ***Boy Scout*** councils to devote the day to energy conservation and *Keep America Beautiful* programs.

KAB Day 1975 is the final day of *Earth Week,* which begins April 20. Other observances that week include *Arbor Day,* celebrated on April 25 in most areas. Further information and suggestions on *KAB Day* activities are available from *KAB,* 99 Park Avenue, New York, N.Y. 10016.

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FNMA Honored

FNMA* has won an award for a book and a film on the home-buying process.** The award for professional excellence. . . one of six presented by the National Capital chapter of the ***Public Relations Society of America. . . was for *The Fannie Mae Guide to Buying, Financing and Selling Your Home,* written primarily by members of the ***National Association of Real Estate Editors,*** and a 15-minute film, *A Place of Our Own,* based on parts of the book and produced at the ***University of Texas at Austin.***

The honor is one of six Thoth Awards. . . named after the Egyptian god of communication. . . presented each year by the publicists' group. The ***FNMA*** projects were named in the "national business" category.

FYI

National Association of Schools of Public Affairs and Administration. . . 1975 Annual Conference. . . Chicago, April 4-6. **Registration:** ***NASPAA*, 1225 Connecticut Avenue, N.W., Washington, D.C. 20036 (202/785-3260).**

Rural Housing Alliance and ***Rural America, Inc.***. . . Joint Conference on Rural America. . . Washington, D.C., April 14-17. Included on the program are Senators George McGovern, James Abourezk, Richard Clark, and Edward Kennedy; Congressmen Mark Andrews, William Alexander, Parren Mitchell, and Andrew Young; James McHale, Pennsylvania Secretary of Agriculture; Arnold Miller, President, United Mine Workers; Barry Commoner of Washington University; and more than 100 other national and rural spokespeople covering 11 major topics. **Registration:** ***Conference Secretary, National Conference on Rural America*, 1346 Connecticut Ave., N.W., Room 529, Washington, D.C. 20036.**

Dumbarton Oaks, National Trust for Historic Preservation, and ***American Horticulture Society***. . . International Conference on the Preservation and Restoration of Historic Gardens and Landscapes. . . Washington, D.C., April 16-19. **Details:** ***Garden Library, Dumbarton Oaks*, 1703 32 St., N.W., Washington, D.C. 20007.**

Urban Land Institute. . . Semi-annual Convention. . . Chicago, April 21-23. **Details:** ***ULI*, 1200 18th St., N.W., Washington, D.C. 20037. (202/331-8500).**

National Academy of Engineering. . . Annual Meeting. . . Washington, D.C., April 23-24. **Details:** ***National Academy of Engineering*, 2101 Constitution Ave., N.W., Washington, D.C. 20418.**

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Realtor Week

Realtor Week **will be April 20-26.** Sponsored by the ***National Association of Realtors***. . . *Realtor Week* programs are a combination of activities designed to alert all citizens to the many contributions of Realtors to the life of the community and to acquaint the home buyer and seller with real estate "facts of life."

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